

# STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT  
OFFICE OF MANUFACTURED HOUSING

## NOTICE

### Chapter 429, Laws of 2005 (effective May 13, 2005):

### New Legislation for Complaints and Investigation of Landlord-Tenant Disputes

---

Ombudsman Complaint Resolution Program (per Chapter 429, Laws of 2005)

**1-800-964-0852** or visit [www.cted.wa.gov/omh](http://www.cted.wa.gov/omh)

The Washington State Legislature expanded the authority and responsibilities of the Office of Manufactured Housing to investigate complaints that allege unfair practices or violations of the Manufactured/Mobile Home Landlord-Tenant Act, Chapter 59.20 RCW.

A Tenant's Right and Responsibility per Chapter 429, Laws of 2005:

#### RIGHT

- A tenant shall have the right to file a complaint with the Office of Manufactured Housing alleging an unfair practice or a violation of Chapter 59.20 RCW by the landlord.

#### RESPONSIBILITY

- A tenant must provide the landlord written notice of an alleged unfair practice or violation of Chapter 59.20 RCW and request remedy prior to filing a complaint with the Office of Manufactured Housing.

Rights and responsibilities of tenants are detailed in the Manufactured/Mobile Home Landlord-Tenant Act, Chapter 59.20 RCW, and include:

#### RIGHTS

- written one year lease
- privacy respected
- sell home within a community
- freedom of choice in purchasing goods or services
- attend meetings of organizations that represent the interest of tenants
- request the landlord to comply with any provision of the law
- utilities provided by lease and roads maintained in good condition

#### RESPONSIBILITIES

- be current in the payment of rent
- comply with all legal obligations imposed upon tenants
- keep space as clean and sanitary as the conditions of the premises permit
- not intentionally or negligently destroy, deface, damage, impair, or remove any of the landlord's property, or permit any family member or guest to do so
- not permit a nuisance or common waste
- not engage in drug-related activities

Additional rights and responsibilities of landlords and tenants are detailed in the Manufactured/Mobile Home Landlord-Tenant Act, Chapter 59.20 RCW

*For information and resources, or to file a complaint, contact  
the Office of Manufactured Housing at 1-800-964-0852 or visit [www.cted.wa.gov/omh](http://www.cted.wa.gov/omh).*